
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**PANTHER TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Panther Trails Community Development District was held on **Thursday, October 8, 2015 at 5:30 p.m.** at the Carriage Pointe Clubhouse, located at 11796 Ekker Road, Gibsonton, FL 33534.

Present and constituting a quorum:

Carrie Macsuga	Board Supervisor, Chairman
Jennifer Murray	Board Supervisors, Vice Chairman
Judy Mitchell	Board Supervisor, Assistant Secretary
Dean Grable	Board Supervisor, Assistant Secretary

Also present were:

Sandy Oram	District Manager, Rizzetta & Co., Inc.
Joe Eden	Clubhouse Manager
Jim Potantus	Sunrise Landscaping

FIRST ORDER OF BUSINESS

Call to Order

Ms. Oram called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on August
13, 2015**

Ms. Oram stated that she would follow-up on the \$100 fine with Hillsborough County Utilities. The Board requested that the ABM be forwarded to them.

<p>On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on August 13, 2015 as presented for Panther Trails Community Development District.</p>
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FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for July and
August 2015**

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for July 2015 (\$35,549.42) for Panther Trails Community Development District.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for August 2015 (\$27,600.18) for Panther Trails Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Series 2015 Construction
Requisitions #28 - #39**

REQUISITION NO.	PAYEE	AMOUNT
28	Burr & Forman LLP	\$582.43
29	Clearview Land Design, P.L.	\$4,950.00
30	Faulkner Engineering Services, Inc.	\$6,678.00
31	GeoPoint Surveying, Inc.	\$7,075.00
32	Hanson Pipe and Precast	\$15,358.16
33	HD Supply Waterworks, LTD	\$835.85
34	QGS Development, Inc.	\$385,057.66
35	Burr & Forman LLP	\$1,088.00
36	Clearview Land Design, P.L.	\$1,620.72
37	GeoPoint Surveying, Inc.	\$15,255.00
38	Hanson Pipe and Precast	\$9,705.44
39	HD Supply Waterworks, LTD	\$3,088.04

On a Motion by Ms. Mitchell, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the Series 2015 Construction Requisitions #28 - #39 for Panther Trails Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Proposals for the
District's Insurance Renewal**

Ms. Oram explained to the Board that due to the timing of the Board meeting the Chairman had to approve the acceptance of the EGIS insurance policy as it would be expiring on September 30th. Mr. Maher, who is in the insurance business, reviewed the policies and made the recommendation to renew the policy with EGIS and then the Chairman approved it.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors ratified the District Chairman's approval of the EGIS proposal for the District's Insurance Renewal for Fiscal Year 2015/2016 for Panther Trails Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of Unaudited Financial
Summary and Financial Statement**

Ms. Oram presented and reviewed the unaudited financial statements for July and August.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Proposed Rule
Changes for District Facilities**

Ms. Oram presented the final draft of the Rules and Regulations for the Board. She stated that Ms. Evans and Mr. Eden from Rizzetta Amenity Services will review the proposed changes to the rules. The Board requested that any changes or additions be sent to Ms. Oram to include prior to the next Board meeting. The objective is to have a final working copy that can be presented to the community and posted on the website by the end of the next meeting. The Panther Trails CDD Assignment of Amenity Rights and Privileges will be added to the Rules as Exhibit A. The Board would like Mr. Eden to post some type of notice that the rules and guidelines are available upon request. He was instructed to send the notice to Ms. Oram for approval prior to posting it.

NINTH ORDER OF BUSINESS

**Consideration of Special Warranty Deed,
Survey Sketch and Plat**

Ms. Oram presented the Special Warranty Deed, Survey Sketch and Plat. The following items were discussed:

1. The Board stated that the developer should pay the security bonds.
2. The BOS gave District management and staff a "punch list" to go over with the developer before acquisition of the hardscape/landscape will be considered, including but not limited to:
 - a. Mailboxes
 - b. Covered Bus Top
 - c. Pressure Cleaning the Symmes Road fence.

- d. Sod installation does not meet up with the sidewalks. There is a large gap there that needs to be fixed.
- e. Type of sod installed does not match the existing sod.
- f. When the re-skinning of the Ferry Beach entrance sign will be complete and if it will impeded traffic at all.

On a Motion by Ms. Mitchell, seconded by Mr. Grable, with all in favor, the Board of Supervisors authorized the Chairman to accept the Bill of Sale for the landscaping/hardscaping (subject to District Engineer's and other appropriate party's inspections), authorized the acceptance of the Warranty Deed (assignment of warranties and compliance with the requirements of the Acquisition Agreement as determined by District staff), authorized District Chairman to execute the Plat on behalf of the District, and authorized District staff and/or District Chairman to issue the security/bonds required by the County for its acceptance of the Symmes and Ekker Road improvements for Panther Trails Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. Presentation of Monthly Maintenance Reports

- 1. Pond Report – No report.

The Board requested District Management put together a comprehensive scope of work for Aquatic Maintenance Services to include both phases so they can decide when and whether to bid out the contract.

The Board requested District Management contact the pond maintenance company to discuss picking up the trash.

- 2. Field Services Update – John Toborg

The report was prepared by Mr. Toborg and presented by Mr. Potantus from Sunrise Landscaping. The Board expressed their appreciation of Mr. Toborg's work and professionalism and are very happy that they decided to contract with Rizzetta Amenity Services for Mr. Toborg's services.

B. District Counsel

Not present.

C. District Engineer

Not present.

D. Clubhouse Manager

Mr. Eden presented the Clubhouse report for September. He gave the Board an update on community events, the computer backup system and the tracking report for the fobs issued for the community.

Mr. Eden presented proposals for lockers at the clubhouse. Upon consideration the Board decided to table this item for now.

E. District Manager

Ms. Oram presented her Action Item List.

Ms. Oram reminded the Board that their next meeting was scheduled for December 10, 2015 at 5:30 p.m.

Ms. Oram will request that Mr. Steady and Mr. Hills attend the next Board meeting.

Ms. Oram will send an email to the Supervisors and Mr. Eden when she receives notice of completion of work and notice of final walk-thru, i.e. approval of all work completed and ready to be turned over to the District.

Ms. Oram will find out who cleaned out the catch basins/drains and obtain a proposal for the work to be completed again.

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors authorized District Chairman to approve the proposal for the clean-out of the catch basins/drains if amount does not exceed more than 20% of the original cost for Panther Trails Community Development District.

The Board selected colors/patterns that they wish to get samples of for the new chairs for the clubhouse. Ms. Oram will obtain cloth samples of the five the Board selected so that they can view them and vote on them. The fabric numbers are as follows: A126, A139, A218, A256, and A284.

Ms. Oram will discuss the possibility of a remote lot for the storage of boats, recreation vehicles, etc. with the developer.

Ms. Oram will contact QGS Development regarding street sweeping. The Board stated that what they are currently doing is not acceptable.

Ms. Oram to request that Mr. Toborg to supervise/work with Cornerstone/Developer on installation of the landscaping along Ekker Blvd and report back to the Board.

Ms. Oram to set-up an inspection walk-thru with Ms. Stewart, Mr. Hill, Ms. Macsuga, Mr. Toborg, Ms. Oram, Mr. Steady, and Mr. Potantus from Sunrise Landscaping before final acceptance documents are signed and approved.

Ms. Oram to meet with Mr. Hill regarding the Mail Kiosk type, installation, location, etc. and report to the Board prior to the next meeting.

Ms. Oram to inquire as to why the roadway at the entrance of the community continues to be cut up, removed and repaved. The Board would like to know if there are any problems/issues.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Mitchell stated that she will schedule a termite inspection of the clubhouse in the next few weeks. The Board will decide how to proceed after they review the inspection report.

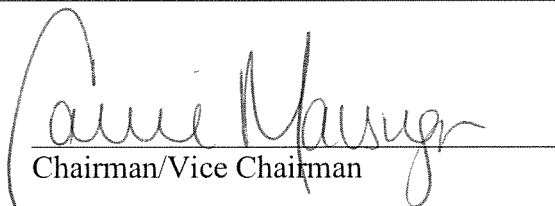
TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Oram stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Ms. Mitchell, seconded by Ms. Macsuga, with all in favor, the Board adjourned the meeting at 7:42 p.m. for the Panther Trails Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman